

## **PUBLIC HEARING MINUTES**

**January 4, 2016**

**8:00 p.m.**

### **South Windsor Town Council**

**PURPOSE: To receive citizen input on an Amendment to Ordinance #195, Blight and Nuisance Ordinance**

Mayor Delnicki called the Public Hearing to order at 8:00 p.m.; and requested that the Clerk of the Council read the call of the meeting (a copy of which is attached hereto, **Exhibit A**). There were approximately twenty (20) people present in the audience.

Town Attorney Yagaloff explained that the major change to the ordinance is to allow the Town to deal with a blighted property that is occupied by a resident or by a tenant. The current ordinance does not allow the Town to remediate blighted properties that are occupied. Under the current ordinance the Town has the ability to fine the owner of a property that is blighted whether it is occupied or otherwise but the Town can not remediate occupied blighted property. The other major change is that blight can apply to the whole structure, rather than just what is visible from the road. The corrective action to blighted properties requires that the condition be a danger or risk to the safety of public welfare of the community. The Town would not have the right to remediate something like grass height or trash in someone's front yard because they do not have a danger or risk to the safety of public welfare. The other set of changes will bring the ordinance into conformity with what other communities around South Windsor are using.

Mayor Anwar asked if there was anyone from the public that would like to speak.

#### Public

Mr. Jim Ainsworth, Stonefield Trail came before the Council and questioned what legal proceedings have been taken on any of the blight issues that South Windsor has, in particular to 460 Miller Road. Mr. Ainsworth stated that to his knowledge about \$50,000 worth of fines have been issues but that is not something to invite the property owner to remedy because the bank is going to pay for that. The property at 460 Miller Road is not just unsightly materials, it is the operation of a salvage business on a residential property so it is more than blight. This is inappropriate use of the land. There should be some remedy other than just issuing fines.

Mr. Jim Lewis stated he can't believe nothing can be done about the property on Miller Road. There are three houses for sale near that property and none of those will sell due to this blighted property. There is a clear zoning violation on the property as well as a blight violation. Mr. Lewis felt that the ordinance has to give the Town the ability to take some strong action.

Mr. Fred Schilke, 488 Miller Road said he lives two houses away from the home at 460 Miller Road. Mr. Schilke stated that no one is going to buy those houses on Miller Road that are for sale when they are next to a house full of debris. Other people will look at that property and feel if they can do it so can I. The person living at 460 Miller Road is operating a salvage yard at that premises which is very dangerous. It is not fair to the neighbors to have to live next to a salvage yard which does not belong in a residential neighborhood. This situation should be rectified immediately.

Ms. Sue Schwalbendorf, Pam Lane came before the Council and explained that Pam Lane only has four homes on it and two of the homes on the road have become deteriorated beyond belief. Something needs to be done about these situations.

Mayor Delnicki asked for a Straw Vote, the results of which were as follows:

Those supporting the proposed change to the ordinance: - 16

Those in opposition of the proposed change to the ordinance: - 0

The public hearing was closed at 8:15 p.m.

Respectfully submitted,

  
Deborah W. Reid  
Clerk of the Council

**Public Hearing Notice – Exhibit A**



OFFICE  
OF THE  
TOWN COUNCIL

## Town of South Windsor

1540 SULLIVAN AVENUE • SOUTH WINDSOR, CT 06074-2786

AREA CODE 860/644-2511

FAX 860/644-3781

TO BE PUBLISHED IN THE JOURNAL INQUIRER

December 29, 2015

LEGAL AD

TOWN OF SOUTH WINDSOR

Notice is hereby given that the South Windsor Town Council has set Monday, January 4, 2016, at 8:00 p.m., in the Council Chambers of the South Windsor Town Hall, 1540 Sullivan Avenue, South Windsor, Connecticut as the time and place for a Public Hearing to receive citizen input on an Amendment to Ordinance #195, Blight and Nuisance Ordinance, a copy of which is on file in the Office of the Town Clerk.

Dated at South Windsor, Connecticut this 28<sup>th</sup> day of December 2015.

Attested to by:

Deborah W. Reid  
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Journal Inquirer  
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